

**REDEVELOPMENT AGENCY MEETING
JANUARY 24, 2006**

The meeting was called to order as the City Council at 10:07.m. by Council President Peters with all Council Members present.

Roll Call Faulconer, Atkins, Young, Maienschein, Fyre,
 Madaffer, Hueso, and Council President Peters

Andrea Tevlin, Independent Budget Analyst
Michael Aguirre, City Attorney
Karen Heumann, City Attorney
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 11:10 a.m.

The meeting reconvened as the Redevelopment Agency at 11:10 a.m. by Chair Peters with all Agency Members present.

Adoption

8. Central Avenue Mini Park Acquisition-Caltrans Excess Lands (District 3)

(RA-2006-54) (Cor. Copy)

- Item 1. Make the necessary findings that the contribution of \$150,000 from the City Heights Redevelopment Project Area to the Central Avenue Mini Park Acquisition Project is necessary and of benefit to the City Heights Redevelopment Project Area.

- Item 2. Approve the expenditure of \$150,000 of City Heights Redevelopment Tax Increment and the transfer of funds to the FY 2006 Capital Improvement Program Budget, CIP No. 29-002.0, Central Avenue Mini Park, for acquisition purposes.

- Item 3. Enter into and approve the Cooperation Agreement between the Redevelopment Agency and the City for acquisition of the property for the development of a park.

Redevelopment Agency.

Council Companion Item no. 331

REDEVELOPMENT AGENCY MEETING MINUTES – JANUARY 24, 2006

Adoption

8. **Central Avenue Mini Park Acquisition-Caltrans Excess Lands (District 3)**

(Continued)

Staff: Bob Kennedy 533-4276

Kimberly Gerhard 533-5369

Atty: Eunice Chan

Auditor Certificate Number: AC 2600527

Motion by Member Atkins to Adopt

Second by Member Madaffer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03985 and D-03985; and City Council Resolution number R-301191.

The meeting adjourned as the Redevelopment Agency 11:11 a.m.

The meeting reconvened as the City Council at 11:11 a.m. by Chair Peters with all Council Members present.

The meeting adjourned as the City Council at 11:11 a.m.

The meeting reconvened as the Redevelopment Agency at 11:11 a.m. by Chair Peters with all Agency Members present.

5. **Request to Bid Balboa Renovation/Budget Amendment for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2006-53) (Cor. Copy)

Item 1. Authorize the Corporation to advertise and receive bids for the renovation phase for the rehabilitation of the Historic Balboa Theatre

Item 2. Authorize the Executive Director of the Redevelopment Agency, or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

REDEVELOPMENT AGENCY MEETING MINUTES – JANUARY 24, 2006

Adoption

5. **Request to Bid Balboa Renovation/Budget Amendment for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(Continued)

Item 3. Authorize the Corporation on behalf of the Agency, to administer said contract.

(RA-2006-51) (Cor. Copy)

Item 4. Approve an amendment to increase the Horton Plaza Redevelopment Project budget in the amount of \$2,500,000.

Item 5. Make certain findings that the proposed improvements benefit the Horton Plaza Redevelopment Project or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490.

(RA-2006-52) (Cor. Copy)

Item 6. Adopt a resolution stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report (“MEIR), as it pertains to the rehabilitation too the Historic Balboa Theatre.

See Centre City Development Corporation report no. CCDC-06-02, dated January 18, 2006.

Council Companion Item no. 332

Staff: Gary Bosse 533-7163

Atty: Carol A. Leone

Motion by Member Faulconer to Adopt

Second by Member Atkins

Passed by the following Vote: 8-0

Redevelopment Agency Resolution numbers R-03986, R-03987, and R-03988; and City Council Resolution numbers R-301192 and R-301193.

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The meeting adjourned as the Redevelopment Agency 11:12 a.m.

The meeting reconvened as the City Council at 11:12 a.m. by Chair Peters with all Council Members present.

The meeting adjourned as the City Council at 11:12 a.m.

The meeting reconvened as the Redevelopment Agency at 11:12 a.m. by Chair Peters with all Agency Members present.

Adoption

6. **Intermodal Transit Improvements-Broadway to Imperial Avenue (“Park-to-Bay Link Project”)-First Amended Memorandum of Understanding-East Village Redevelopment District of the Expansion Sub Area of the Centre-City Redevelopment Project (District 2)**

(RA-2006-67) (Corr. Copy)

- Item 1. Approve the First Amended Memorandum of Understanding (MOU) between the Redevelopment Agency of the City of San Diego (Agency), The Metropolitan Transit Development Board (MTDB), and Centre City Development Corporation (CCDC), to provide a \$2 million Agency contribution for phase II funding of the construction of the Park-to-Bay Link project.

(RA-2006-66) (Corr. Copy)

- Item 2. Make certain findings that the proposed improvements benefit the Centre City Project Area of the immediate neighborhood in which the project is located, that no other reasonable means of financing the improvements are available to the community, that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to the Health and Safety Code 33490.

(RA-2006-65) (Corr. Copy)

- Item 3. Adopt a resolution stating for the record that the Agency has reviewed and considered information contained in the Master Environmental Impact Report (MEIR), the Subsequent Environmental Impact Report prepared for the Ballpark and Ancillary Development projects, and the Secondary Study with respect to the improvements for the Park-to-Bay project.

REDEVELOPMENT AGENCY MEETING MINUTES – JANUARY 24, 2006

Adoption

6. **Intermodal Transit Improvements-Broadway to Imperial Avenue (“Park-to-Bay Link Project”)-First Amended Memorandum of Understanding-East Village Redevelopment District of the Expansion Sub Area of the Centre-City Redevelopment Project (District 2)**

(Continued)

See Centre City Development Corporation Report no. CCDC-06-01 and CCDC-06-01, dated January 18, 2006.

Council Companion Item no. 333

Staff: Eli Sanchez 533-7121

Atty: Susan Cola

Auditor Certificate Number: AC 2600485

Motion by Member Atkins to Adopt

Second by Member Faulconer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03989 and D-03989, R-03990 and R-03991; and City Council Resolution numbers R-301194 and R-301195.

The meeting adjourned as the Redevelopment Agency 11:12 a.m.

The meeting reconvened as the City Council at 11:12 a.m. by Council President Peters with all Council Members present.

Council President Peters recessed the meeting at 11:38 a.m. for the purpose of a break.

Council President Peters reconvened the meeting at 11:41 a.m. with all Council Members present. Council President Peters recessed the meeting at 11:56 a.m. to reconvene at 2:00 p.m.

The meeting was reconvened as the City Council at 2:08 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 2:08 p.m.

The meeting reconvened as the Redevelopment Agency by Chair Peters with all Agency Members present.

REDEVELOPMENT AGENCY MEETING MINUTES – JANUARY 24, 2006

1. **Approval of the minutes of:**

November 15, 2005

November 22 2005, special

Motion by Member Atkins to approve (with Faulconer and Hueso abstaining)

Second by Member Madaffer

Vote: 6-0

Adoption

2. **First Amendment to the Agreement between The Agency and the North Park Organization of Businesses for Consulting Services (District 3)**

(RA-2006-63) (Cor. Copy)

Item 1. Approve the First Amendment to the Agreement with North Park Organization of Businesses for Consulting Services to the Agency for Redevelopment activities in the North Park Project Area.

Item 2. Amend the Fiscal Year 2006 Redevelopment Agency budget for the North Park Redevelopment Project Area to increase appropriations and authorize expenditures in an amount not to exceed \$180,000 from North Park Series 2003 Bonds to fund the agreement.

See Redevelopment Agency Report no.RA-06-02, dated January 18, 2006.

Staff: Tom Romstad 533-5284

Atty: Susan Cola

Auditor Certificate Number: AC 2600440

Motion by Member Atkins to Adopt

Second by Member Madaffer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03992 and D-03992.

REDEVELOPMENT AGENCY MEETING MINUTES – JANUARY 24, 2006

Adoption

3. **First Amendment to Agreement with Pfocus LLC for Construction Phase Owner's Representative Consulting Services for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2006-64) (Cor. Copy)

Authorize the First Amendment to the Agreement with Pfocus LLC for construction phase Owner's Representative Consulting Services for the rehabilitation of the Historic Balboa Theatre in the amount of \$263,225 with a maximum compensation to not exceed \$413,225.

(RA-2006-73) **Add**

The Redevelopment Agency of the City of San Diego stating for the record that the agency has previously reviewed and considered information contained in the Master Environmental Impact Report, the Final Subsequent Environmental Impact Report, and the Secondary Study with Respect to Rehabilitation of the Historic Balboa Theatre.

See Centre City Development Corporation report no. CCDC-06-03, dated January 18, 2006.

Staff: Gary Bosse 533-7163

Atty: Eunice C. Chan

Auditor Action Number: AC 2600516

Motion by Member Faulconer to Adopt

Second by Member Atkins

Passed by the following Vote: 8-0

Redevelopment Agency Resolution numbers R-03993 and R-03994.

REDEVELOPMENT AGENCY MEETING MINUTES – JANUARY 24, 2006

Adoption

4. **Fiscal Year 2006 Budget Amendment-Gaslamp Renaissance Hotel-Centre City Redevelopment Project (District 2)**

(RA-2006-70) (Cor. Copy)

Approve an Amendment to the fiscal Year 2006 Centre City Redevelopment Project Budget by increasing the line item for Real Estate Acquisition in the amount of \$2 million for the Gaslamp Renaissance Hotel.

See Centre City Development Corporation report no. CCDC-06-06, dated January 18, 2006.

Staff: Eli Sanchez 533-7121

Atty: Susan Y. Cola

Auditor Action Number: AC 2600529

Eli Sanchez, project manager Centre City Development Corporation, stated that Redevelopment Agency Item no. 4 provides for consideration of a budget amendment to FY 2006 Centre City Redevelopment Project Budget to increase the line item for Real Estate Acquisition in the amount of \$2.0 million for the Gaslamp Renaissance Hotel. However, due to recent events in the court proceedings for this acquisition, staff now believes that an increase of \$2.3 million is a more accurate estimate of the costs associated with the acquisition of property by the Agency for this project. The total costs of acquisition will be borne by the Developer under the Disposition and Development Agreement for the Gaslamp Renaissance Hotel.

Therefore, staff requests that the staff recommendation for Item #4 be revised to read:

That the Agency approve an amendment to the FY 2006 Centre City Redevelopment project Budget by increase the line item for Real Estate Acquisition in the amount of \$2.3 million for the Gaslamp Renaissance Hotel.

Motion by Member Madaffer to Adopt

Second by Member Hueso

Passed by the following Vote: 8-0

Redevelopment Agency Resolution number R-03995.

REDEVELOPMENT AGENCY MEETING MINUTES – JANUARY 24, 2006

Adoption

7. **Request for Proposals for Line of Credit for North Park Redevelopment Project Area (District 3)**

(RA-2006-72) (Corr. Copy)

Authorize the issuance of a Request for Proposals to explore opportunities to secure bank line of credit in an estimated amount of \$10 million to provide funding for the North Park Redevelopment Project Area.

See Redevelopment Agency report no. RA-06-03, dated January 18, 2005.

Staff: Elaine DuVal 533-5429

Tom Romstad

Atty: Susan Cola

Public testimony in favor by Patrick Edwards, Jeanie Tidy, Greg MacIntosh, and Jay Turner.

Motion by Member Atkins to Adopt (with Fyre in opposition)

Second by Member Young

Passed by the following Vote: 7-1

Redevelopment Agency Resolution number R-03996.

Adjournment

The meeting adjourned as the Redevelopment Agency at 3:05 p.m.

Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego
(jis)